

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Ansari Lane, 578 ft. N of c/l of Carroll Manor Road
13806 Ansari Lane
10th Election District
6th Councilmanic District
Tyler Anderson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-215-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 37 ft. in lieu of the required 50 ft. for a garage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of February, 1993 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 37 ft. in lieu of the required 50 ft. for a garage, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 3, 1993

Mr. and Mrs. Tyler Anderson
13806 Ansari Lane
Baldwin, Maryland 21013

RE: Petition for Administrative Zoning Variance
Case No. 93-215-A
13806 Ansari Lane

Dear Mr. and Mrs. Anderson:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 13806 Ansari Lane, Baldwin, Maryland, which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations to permit a side yard setback of 37 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: Indicate hardship (or practical difficulty) The matter is presented to the Zoning Commission for review and decision. The property is located at 13806 Ansari Lane, Baldwin, Maryland, which is presently zoned RCS. The property is located at 13806 Ansari Lane, Baldwin, Maryland, which is presently zoned RCS. The property is located at 13806 Ansari Lane, Baldwin, Maryland, which is presently zoned RCS.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser(s) Name: Tyler B. Anderson
(Type or Print Name)
Signature: Tyler B. Anderson
Address: 13806 Ansari Lane
City: Baltimore, MD 21013
State: MD Zip Code: 21013
Attest for Petitioner: Loretta M. Anderson
(Type or Print Name)
Signature: Loretta M. Anderson
Address: 13806 Ansari Lane
City: Baltimore, MD 21013
State: MD Zip Code: 21013

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Inc., that the subject matter of this petition be on for a public hearing, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: LG DATE: 12/29/92
ESTIMATED POSTING DATE: 1/17/93
ITEM #: 218

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at: 13806 Ansari Lane, Baldwin, Md. 21013

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Based on the present layout of our house and location of existing driveway and need for a garage to store cars and lawn equipment, we desire to build a garage to the north side of our house. Based on the latest survey, our standard sized garage would extend beyond the present setback by 13 feet resulting in a 37 foot setback to the property line.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

I HEREBY CERTIFY, this 29th day of December, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Tyler B. Anderson & Loretta M. Anderson

My Commission Expires: 6-1-96

The Description
93-215-A
Zoning Description for 13806 Ansari Lane

Beginning at a point on the west side of Ansari Ln. which is 50 feet of right-of-way (24.5 feet wide) at the distance of 580.86 feet north (as measured from S.W. corner of Lot #4) of the center line of the nearest improved intersecting street known as Carroll Manor Road which is (approximately) 21 feet wide with a 60 feet Right-of-way. Being Lot #4, Block (B), Section — in the subdivision of Locust Hill as recorded in Baltimore County Plat Book GLB 25, Folio #4, containing 39,600 sq. ft. Also, known as 13806 and located in the 10th Electoral District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th
Posted for: Variance
Petitioner: Tyler B. Anderson & Loretta M. Anderson
Location of property: 13806 Ansari Lane, Baldwin, MD 21013
Location of Signs: Along roadway on property of petitioner
Remarks: None
Posted by: [Signature]
Number of Signs: 1

receipt

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

January 11, 1993

(410) 887-3353

Tyler and Loretta Anderson
13806 Ansari Lane
Baldwin, Maryland 21013

Re: CASE NUMBER: 93-215-A
LOCATION: W/S Ansari Lane, 578' N of c/l Carroll Manor Road
13806 Ansari Lane
10th Election District - 6th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before January 17, 1993. The closing date (February 1, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold
Director

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

January 19, 1993 (410) 887-3353

Mr. and Mrs. Tyler B. Anderson
13806 Ansari Lane
Baldwin, MD 21013

RE: Case No. 93-215-A, Item No. 218
Petitioner: Tyler B. Anderson, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Anderson:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 29th day of December 1992.

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Tyler B. Anderson, et ux
Petitioner's Attorney:

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DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature _____ Date 1/19/93

Project Name Waiver Number Zoning Issue Meeting Date

✓ William F. And Jeanette R. Clark 221 1-11-92 NC

DED DEPRM RP STP TE

COUNT 1

✓ Tyler B. and Loretta M. Anderson 218 1-11-93 NC

DED DEPRM RP STP TE

✓ Worthington Place L.P. 219 NC

DED DEPRM RP STP TE

AAI Corporation 220 NC

DED DEPRM RP STP TE

✓ William F. and Jeanette R. Clark 222 NC

DED DEPRM RP STP TE

✓ John F. Moore 223 NC

DED DEPRM RP STP TE

COUNT 5

Stonegate at Patapsco (Aerial Property)

90476 ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

FINAL TOTALS
COUNT 7

*** END OF REPORT ***

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature _____ Date 1/19/93

Project Name Waiver Number Zoning Issue Meeting Date

✓ William F. And Jeanette R. Clark 221 1-11-92 NC

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DED DEPRM RP STP TE

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DED DEPRM RP STP TE

AAI Corporation 220 NC

DED DEPRM RP STP TE

✓ William F. and Jeanette R. Clark 222 NC

DED DEPRM RP STP TE

✓ John F. Moore 223 NC

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COUNT 5

Stonegate at Patapsco (Aerial Property)

90476 ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

FINAL TOTALS
COUNT 7

*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 12, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee
(January 11, 1993)

The Office of Planning and Zoning has no comments on the following petition(s):

Marshall and Mildred Whipperman, Item No. 214 ✓
Tyler and Loretta Anderson, Item No. 218 ✓
William and Jeanette Clark, Item No. 221 ✓
William and Jeanette Clark, Item No. 223 ✓

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: _____

PK/FM:rdn

214, 2AC/2AC1

93-215-A 2-1-93

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature _____ Date 1-20-93

Project Name Waiver Number Zoning Issue Meeting Date

J.F.O. Holding Corporation 213 1-04-93

DEPRM RP STP

✓ Marshall and Mildred Whipperman 214 No comments

DEPRM RP STP

Joseph K. And Alva A. Pokorny 216 In process

DEPRM RP STP

COUNT 3

✓ William F. And Jeanette R. Clark 221 1-11-92 No comments

DED DEPRM RP STP TE

COUNT 1

✓ Tyler B. and Loretta M. Anderson 218 1-11-93 No comments

DED DEPRM RP STP TE

Worthington Place L.P. 219 In process

DED DEPRM RP STP TE

AAI Corporation 220 No comments

DED DEPRM RP STP TE

✓ William F. and Jeanette R. Clark 222 No comments

DED DEPRM RP STP TE

John F. Moore 223 In process

DED DEPRM RP STP TE

COUNT 5

Charles A. Wagandt 203 12-28-92 In process

DEPRM RP

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-7-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 218 (LJC)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-495-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

93-215

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

JANUARY 13, 1993 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: TYLER B. ANDERSON AND LORETTA N. ANDERSON
Location: #13806 ANSARI LANE
Item No.: *218(LJC) Zoning Agenda: JANUARY 11, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

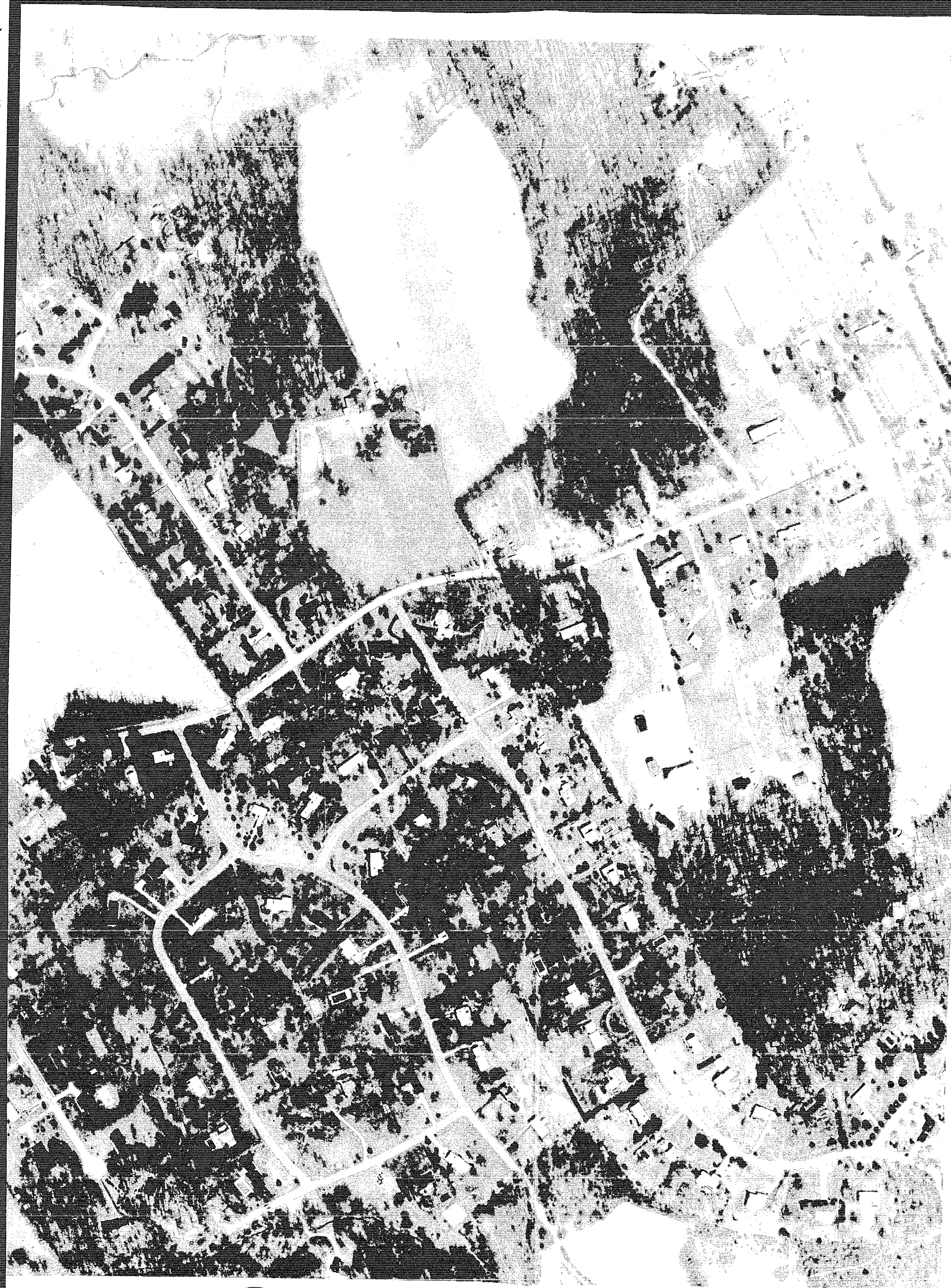
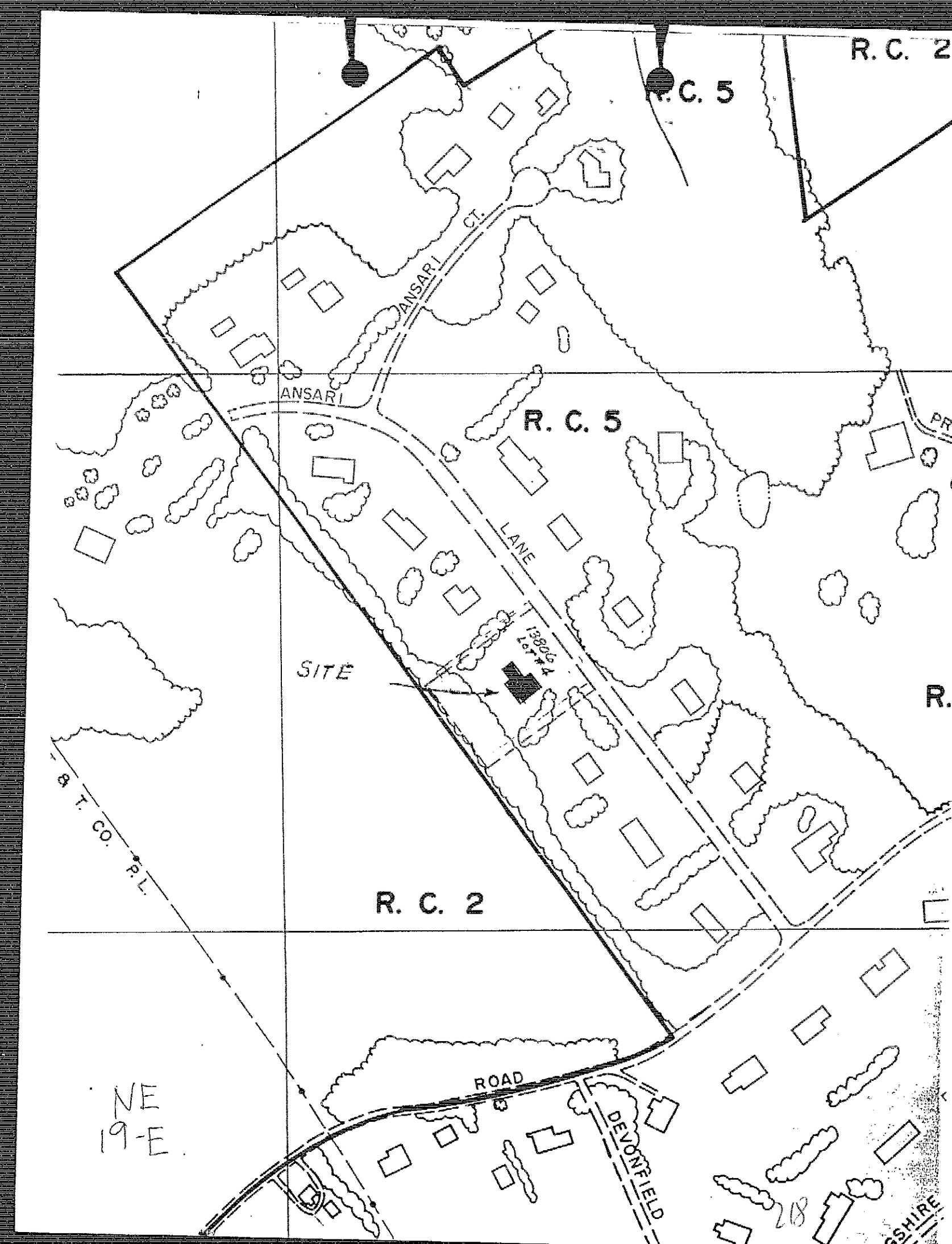
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry G. Gifford
Planning Group
Special Inspection Division

JE/KEK

1/19/93

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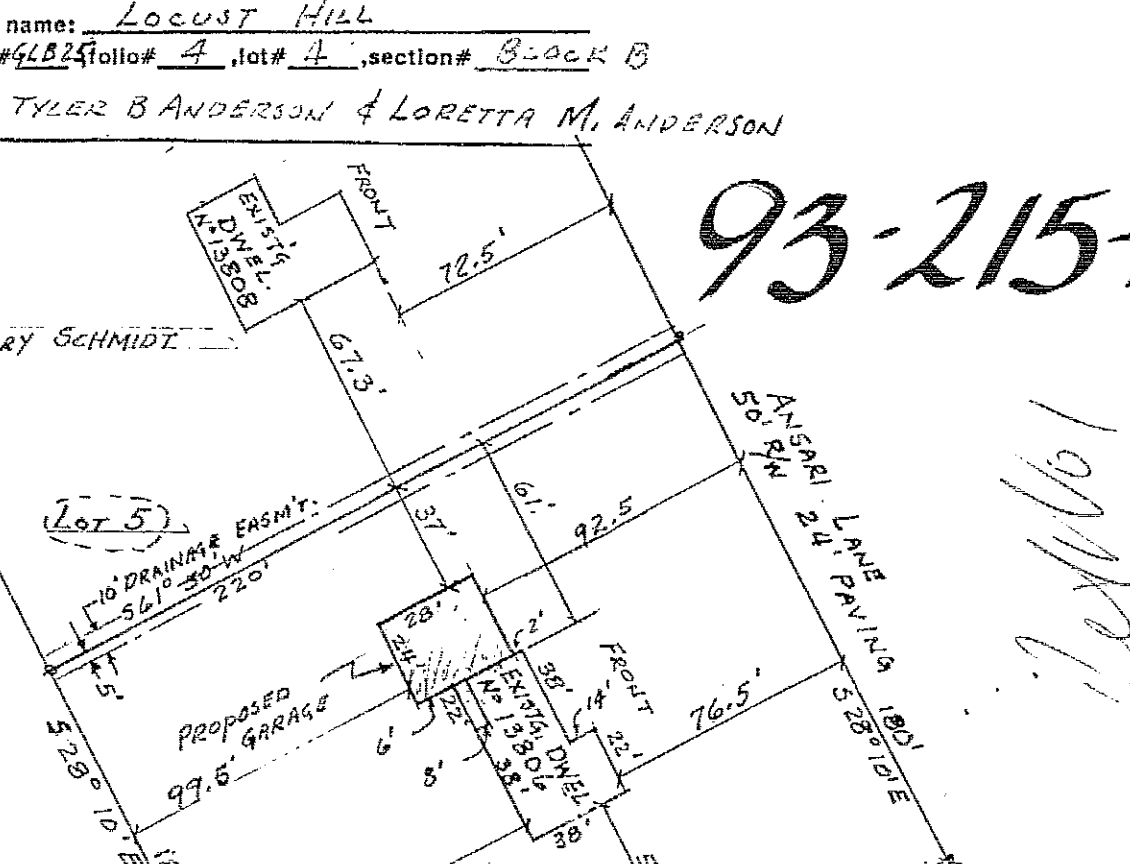


Plot to accompany Petition for Zoning X Variance Special Hearing

PROPERTY ADDRESS: 13806 ANSARI LANE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LOCUST HILL
 Subdivision: 4, lot: 4, section: 32.04K B

OWNER: TYLER B ANDERSON & LORETTA M. ANDERSON



93-215-A

13806

LOCATION INFORMATION

Councilmanic District: 6
 Election District: 10
 T=200' scale map #: NE 19 E
 Zoning: RC-5
 Lot size: 493 37,600
 acres square feet

| | |
|--|---------|
| SEWER: <input type="checkbox"/> | public |
| WATER: <input checked="" type="checkbox"/> | private |

Chesapeake Bay Critical Area: ☐ YES ☒ NO
 Prior Zoning Hearings: ☐ YES ☒ NO
 NONE

North

date: 12-28-92

prepared by: TBA

Scale of Drawing: 1" = 60 FT.

13804

RE COUNTY 93-215-A
MINING AND ZONING
GRAPHIC MAP 218

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

EAST OF
BLENHEIM

N. E.
19-E